

**Code Enforcement Litigation Report
December 2018**

NAME OF MATTER: Alvarenga, Fredis B. and Chavez, Vilma

Location: 7823 Shellye Road, Glen Burnie, MD 21060

Violation: Permit required for construction of a front porch roof and deck

DISPOSITION: This citation was entered *nolle prosequi* because the Defendants abated the violation prior to court.

JUDGE: N/A

NAME OF MATTER: Amorim, Mario A.

Location: 8205 & 8209 Baltimore Street, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles and junk; no certificate of use

DISPOSITION: Defendant Mario Amorim appeared in court. Defendant Miguel Pleitez has not been served. Mario Amorim agreed to a Consent Order whereby he is to remove the illegal vehicles from the property and diligently pursue a certificate of use. A fine of \$4,000.00 was ordered but suspended pending compliance. Service costs of \$75.00 were ordered.

JUDGE: McKenna

NAME OF MATTER: Barlow, Frank R. and Darlene L.

Location: 682 203rd Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicle and junk

DISPOSITION: Prior to court, Frank Barlow requested postponement of the case, which was granted. The new hearing date is March 5, 2019. The citations against Darlene Barlow were entered *nolle prosequi* prior to court due to health concerns and her inability to appear in court.

JUDGE: N/A

NAME OF MATTER: Bradshaw, Robert B. and Michele M.

Location: 0 Ravine Road, Severna Park, MD 21146

Violation: Construction of a shed greater than 64 square feet without the required building permit

DISPOSITION: The parties agreed to postpone the matter until April 2, 2019 to allow Defendants time to finalize the building permit.

JUDGE: Spencer

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to 2nd story without a building permit (permit #B02286069 expired)

DISPOSITION: Defendants requested a postponement to March 7, 2019, which was granted. Some inspections have been done and the building permit should be completed by March 7, 2019.

JUDGE: McKenna

NAME OF MATTER: Colburn, Guy and Vera

Location: 7903 Marydell Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: This case was postponed at the request of the Defendant with consent of the County in order to give the Defendant time to remove the remaining vehicle on the property. The new hearing date is February 7, 2019.

JUDGE: McKenna

NAME OF MATTER: Cook, Natasha T. & Stephen A. Jr. (Injunction)

Location: 7612 Franklin Avenue, Severn, MD 21144

Violation: Construction of 2nd floor addition and side addition without a valid building permit

DISPOSITION: Defendants requested a postponement prior to court, which was granted. New counsel will be entering his appearance. The new hearing date is April 4, 2019.

JUDGE: N/A

NAME OF MATTER: Escobar, Edward and Escobar Joseph C. (deceased)

Location: 489 Victoria Court, Millersville MD 21108

Violation: Deck built with No Permit

DISPOSITION: The parties entered into a Consent Judgment wherein the fine of \$1,000.00 was suspended and requires Defendants to apply for (and diligently pursue) a building permit within thirty (30) days. Service costs of \$70.00 were entered as a Judgment.

JUDGE: Spencer

NAME OF MATTER: Faraci Property, LLC

Location: 1607 Marley Avenue, Glen Burnie, MD 21060

Violation: Failure to comply with approved standard grading plan in the **Chesapeake Bay Critical Area**

DISPOSITION: This citation was entered *nolle prosequi* because the Defendant abated the violation prior to court.

JUDGE: N/A

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122

Violation: Contempt - Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: Review hearing occurred. Defendant is making progress towards abatement. The next review hearing is scheduled for January 3, 2019.

JUDGE: McKenna

NAME OF MATTER: Freeman, Joseph E.

Location: 707 Marley Avenue, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear and the court entered a Judgment on the Affidavit ordering Defendant to tag or remove all unregistered vehicles within thirty (30) days. A fine of \$125.00 was paid prior to court.

JUDGE: Spencer

NAME OF MATTER: Geisler, Clara (Injunction)

Location: 5108 Kramme Avenue, Baltimore, MD 21225
Violation: Failure to store usable materials in an orderly manner

DISPOSITION: Defendant requested a postponement until February 7, 2019, which was granted. The violation has been abated except for one pile of wood, which will be abated before next trial date.

JUDGE: McKenna

NAME OF MATTER: Gilmore, Samantha A. & Walter E., III

Location: 217 S. Old Mill Bottom Rd., Annapolis, MD 21409
Violation: Construction of an accessory structure without a valid permit

DISPOSITION: Defendants requested a postponement of the hearing until February 5, 2019, which was granted. The violation should be resolved by the next trial date.

JUDGE: Spencer

NAME OF MATTER: Hudson, Sylvester

Location: 254 Pertch Road, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicle

DISPOSITION: Prior to court, Defendant requested a postponement until March 5, 2019, which was granted.

JUDGE: N/A

NAME OF MATTER: Huntzinger, Dan

Location: 327 New Jersey Avenue, N.E., Glen Burnie MD
Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: The parties entered into two (2) Consent Judgments wherein fines of \$250.00 were ordered in both cases; \$150.00 was suspended in each case; and \$60.00 was ordered for service costs. The total imposed Judgment of \$260.00 is due within thirty (30) days. Defendant has sixty (60) days to remove all junk and the unregistered vehicles.

JUDGE: Spencer

NAME OF MATTER: Kaniewski, Jan

Location: 4603 Ritchie Highway, Baltimore, MD 21225
Violation: Useable materials improperly stored on premises

DISPOSITION: This case was postponed at the request of the Defendant with the consent of the County in order to give the Defendant more time to properly store his materials. The new hearing date is set for March 7, 2019.

JUDGE: McKenna

NAME OF MATTER: Kaniewski, Thaddeus

Location: 705 Cross Street, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicles and junk; operating an unauthorized storage yard in a R5 district

DISPOSITION: Defendant appeared and entered into a Consent Judgment that requires him to remove or tag all unregistered vehicles, remove all junk from the property, and cease operation of a storage yard within 120 days. A civil penalty of \$1,000.00 was suspended pending compliance and service costs of \$77.00 were imposed as judgment.

JUDGE: McKenna

NAME OF MATTER: Kennedy, Jean E.

Location: 936 Genine Court, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendant requested a postponement until February 7, 2019, which was granted. Defendant expects to have the unregistered vehicle removed before that hearing date.

JUDGE: McKenna

NAME OF MATTER: Lamartina, Anthony V. and Dinko, Julia A. Lamartina

Location: 301 Marben Road, Linthicum, MD 21090
Violation: No certificate of use; operating a landscaping business with plant sales and produce

DISPOSITION: The violation was abated prior to court and the County entered a *nolle prosequi* for both citations.

JUDGE: Spencer

NAME OF MATTER: Langlois, John M.

Location: 211 Cedar Hill Lane, Baltimore, MD 21225

Violation: Outside storage of junk

DISPOSITION: Defendant entered into a Consent Judgment ordering a fine of \$250.00, with \$150.00 suspended, and service costs of \$45.00 (for a total Judgment of \$145.00) to be paid within thirty (30) days. Defendant has sixty (60) days to remove the junk from the property.

JUDGE: Spencer

NAME OF MATTER: Maddox, Christopher S.

Location: 226 Edgevale Rd., Baltimore, MD 21225

Violation: Interior Renovations - No Permits

DISPOSITION: Defendant failed to appear. A Judgment on the Affidavit was entered ordering a fine of \$125.00 and \$45.00 in service costs (for a total of \$170.00). The permits must be obtained within thirty (30) days and diligently pursued.

JUDGE: Spencer

NAME OF MATTER: Marousis, George

Location: 417 5th Avenue, Baltimore, MD 21225

Violation: Outside storage of large logs in an unordered manner, directly on the ground

DISPOSITION: This citation was entered *nolle prosequi* because the Defendant abated the violation prior to court.

JUDGE: N/A

NAME OF MATTER: Marucha, Daniel

Location: 112 Mulberry Avenue, Pasadena MD

Violation: Unregistered vehicles

DISPOSITION: This citation was entered *nolle prosequi* because the Defendant abated the violation prior to court.

JUDGE: N/A

NAME OF MATTER: Mueller, Abraham

Location: 6469 Shady Side Road, Shady Side, MD 20764
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Both parties appeared and entered into a Consent Judgment that requires Defendants to remove or tag all unregistered vehicles and remove all junk from the property within ninety (90) days. The fine of \$500.00 for each citation was suspended pending compliance.

JUDGE: Spencer

NAME OF MATTER: Noori, Feroz F. & Shahabuddin

Location: 3767 Beach Drive, Edgewater, MD 21037
Violation: Interior Renovations made in the **Chesapeake Bay Critical Area** without a permit.

DISPOSITION: Defendant requested a postponement to April 2, 2019 (the permit is valid until March of 2019). The court granted the postponement.

JUDGE: Spencer

NAME OF MATTER: Northeast Investment Group, LLC

Location: 3400 Laurel Ft. Meade Road, Laurel, MD 20724
Violation: Non-Compliance of building permit No. B02325371

DISPOSITION: Defendant failed to appear and the Court entered a Judgment on the Affidavit ordering Defendant to renew and diligently pursue the building permit within thirty (30) days. A fine of \$500.00 was imposed as Judgment along with service costs of \$55 (for a combined total of \$555.00).

JUDGE: Spencer

NAME OF MATTER: Patanella, Joseph & Aimee and Pendleton Outdoors, LLC

Location: 3405 Hidden River View Road, Annapolis, MD 21403

Violations: (1) Failure to comply with the approved standard grading plan for building permit B02353392 within the **Chesapeake Bay Critical Area** and (2) for nonpayment of a \$1,000 fine

DISPOSITION: The violation was abated prior to court and the County entered a *nolle prosequi* for all citations.

JUDGE: Spencer

NAME OF MATTER: Phipps, David T.

Location: 867 Robin Hood Hill, Annapolis, MD 21405

Violation: Construction of interior and exterior renovations without the required building permit

DISPOSITION: This case was postponed prior to court at the request of the Defendant in order to allow time for the variance hearing. The new hearing date is April 4, 2019.

JUDGE: N/A

NAME OF MATTER: Phipps, Harold R. (EZC)

Location: 603 Ford Road, Deale, MD 20751

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant failed to appear and was found in contempt. A Judgment was entered ordering Defendant to pay the previous fine of \$1,060.00, plus an additional fine of \$2,000.00 for his contempt of court, and \$50.00 in service costs (for a combined total of \$3,110.00). The violation must be abated within thirty (30) days.

JUDGE: McKenna

NAME OF MATTER: Pinkney, William A., III (Injunction)

Location: 428 Mill Swamp Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles, junk and debris, and portable storage container; use of land for disposal of junk

DISPOSITION: Defendant entered into a Consent Judgment suspending the fine of \$3,000.00, ordering \$25.00 in service costs, and allowing six (6) months within which to abate the violation.

JUDGE: McKenna

NAME OF MATTER: Porzillo, Dolly

Location: 940 Blue Ridge Drive, Annapolis, MD 21409
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant failed to appear and the Court entered a Judgment on the Affidavit ordering Defendant to tag or remove all unregistered vehicles and remove all junk from the property within thirty (30) days. A fine of \$125.00 was imposed as Judgment for each citation, along with service costs of \$90.00 (for a total of \$340.00).

JUDGE: Spencer

NAME OF MATTER: Prairie, Shirley (Injunction)

Location: 919 Old Annapolis Neck Road, Annapolis, MD 21403
Violation: Outside storage of junk and unregistered Vehicles

DISPOSITION: Defendant entered into a Consent Judgment wherein the fine of \$2,000.00 was suspended. Abatement is to be done by agreement with the County inspector, with a review date set for June 6, 2019 to ensure progress is being made. Service costs of \$52.80 were entered as Judgment against the Defendant.

JUDGE: McKenna

NAME OF MATTER: Recinos, Jose

Location: 806 Shore Drive, Edgewater, MD 21037
Violation: Operating a business without a zoning certificate of use; outside storage of vehicles and junk

DISPOSITION: The violation was abated prior to court and the County entered a *nolle prosequi* for the citation.

JUDGE: Spencer

NAME OF MATTER: Rogers, Keith F.

Location: 1717 Forestville Road, Edgewater, MD 21037
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Both parties appeared and entered into a Consent Judgment that requires Defendant to remove or tag all unregistered vehicles and remove all junk from the property within thirty (30) days. The fine of \$500.00 for each citation was suspended pending compliance, and service costs of \$60.00 were imposed as Judgment (for a total of \$60.00).

JUDGE: Spencer

NAME OF MATTER: Routh, John & Linda

Location: 17 Mountain Road, Linthicum MD 21090
Violation: Outside storage of unregistered vehicles

DISPOSITION: This citation was entered *nolle prosequi* because the Defendant abated the violation prior to court.

JUDGE: Spencer

NAME OF MATTER: Safak, Samettin

Location: 6013 Ritchie Highway, Baltimore, MD 21225
Violation: Construction of a new tenant space without an approved building permit (Lopez Auto Service)

DISPOSITION: Defendant failed to appear and the Court entered a Judgment on the Affidavit ordering Defendant to obtain a certificate of occupancy within thirty (30) days. A fine of \$500.00 was imposed as Judgment along with service costs of \$25.00 (for a total of \$525.00).

JUDGE: Spencer

NAME OF MATTER: Scheminant, Lois M.

Location: 1578 St. Margarets Road, Annapolis, MD 21409
Violation: Duplex, multi-family or semi-detached dwelling

DISPOSITION: The parties agreed to postpone the matter to March 7, 2019 to allow Defendant more time to abate the violation.

JUDGE: McKenna

NAME OF MATTER: Wandel, David

Location: 8003 Hog Neck Road, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles; no certificate of use

DISPOSITION: Defendant's postponement request was granted and the new hearing date is set for January 3, 2019, at which time Defendant is to have removed the two containers and submitted a landscape plan, bond and security, as well as completed plantings (weather permitting).

JUDGE: McKenna

NAME OF MATTER: Wilson, William

Location: 53 Hill Road, Severna Park, MD

Violation: Using land for parking, storage, collection, accumulation or abandonment of inoperable, wrecked or partially dismantled vehicles.

DISPOSITION: Defendant entered into a Consent Judgment which suspended the fine of \$250.00, orders \$45.00 in service costs, and provides ninety (90) days to abate the violations.

JUDGE: Spencer